

**CITY OF BRIDGEPORT
ECONOMIC AND COMMUNITY DEVELOPMENT
AND ENVIRONMENT COMMITTEE
REGULAR MEETING
June 18, 2013**

ATTENDANCE: Co-chair Martinez; Co-chair Brantley; Council members: Lyons, Banta, Stafstrom, dePara

NON-COMMITTEE: Council member Brannelly Council President McCarthy

CITY STAFF: M. Nidoh, Director of Planning; B. Coleman, Director, Neighborhood Development; A. Kelly-Lenz, Director of Finance; M. Perez, Sr. Economic Dev., Assoc., OPED; P. Carleton, Grants Writer, Central Grants Office; T. Papa, Director, Lighthouse Program

OTHER(s): Judah Epstein, Andrew Banoff, Jerad Dworken, Attorney Gellderman

Co-chair Martinez called the meeting to order at 6:10 pm.

Co-chair Martinez stated that the agenda would be taken out of order.

92-12 Grant Submission: re State Department of Education for a 2013-2014 YSB Enhancement Grant.

Ms. Pappa stated that this was a grant from the State Department of Education for a 2013-2014 YSB Enhancement. The amount of the grant is \$10k and there is no city match.

**** COUNCIL MEMBER STAFSTROM MOVED TO APPROVE**

**** COUNCIL MEMBER BRANTLEY SECONDED**

**** MOTION PASSED UNANIMOUSLY**

93-12 Grant Submission: re State Department of Education for a 2013-2015 Youth Service Bureau Grant.

Ms. Pappa stated that this item pertained to a grant from State Department of Education for a 2013-2015 Youth Service Bureau. The amount of the grant is \$143,507 dollar for dollar match consisting of: CDBG - \$35,000; In-kind office space \$47,263 and In-kind salaries and benefits \$61,244.

**** COUNCIL MEMBER STAFSTROM MOVED TO APPROVE**
**** COUNCIL MEMBER BRANTLEY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

94-12 Grant Submission: re FY2012-2013 Medical Reserve Corps Capacity Building Award (CBA) Competitive Award.

Mr. Carleton stated that this grant was for \$4,000 for three city high schools dedicated to the Junior Medical Reserve Corps to assist with emergency disasters and help with the shelters. There is no city match. The program will be available during the summer of 2013 and the students were recruited during the fall. There are approximately 3,000 to 5,000 students that participate.

Council member Lyons asked if the recruits would consist of intern staff members. Mr. Carleton said the interns were currently with the health department.

Council member Lyons asked the duration of the internship. Mr. Carleton said the interns will be available when recruiting begins. He reiterated that the interns were already in place.

Co-chair Martinez asked exactly what the \$4,000 would be used for. Mr. Carleton said the interns will take two courses to become certified. The funds will also be used for t-shirts to identify themselves and for materials. There is no stipend.

**** COUNCIL MEMBER STAFSTROM MOVED TO APPROVE**
**** COUNCIL MEMBER BANTA SECONDED**
**** MOTION PASSED UNANIMOUSLY**

97-12 Proposed Resolution Authorizing a Tax Payment Agreement for the Development of a Skilled Nursing and Assisted Living Facility at 4200 Park Avenue ("The Jewish Home Project").

Ms. Lenz explained that the Jewish Home Project will give a PILOT payment and the resolution is to show what they will pay on behalf of the city.

Council member Lyons asked for clarification about the \$50 million vs. \$70 million that was outlined in the Budget & Appropriation Committee report. Judah Epstein stated that the bank looked at the maximum amount of \$72 million; however, when the item was circulated, it outlined an amount of \$58 million. Council member Lyons stated that the amount should line up to agree with the Budget & Appropriation Committee numbers.

Ms. Lenz clarified that the amount doesn't go through the city books. She said the city isn't liable for it at all and there is no audit associated.

Mr. Coleman stated that the resolution would be amended to correct the amount. Co-chair Brantley agreed that the amount should be corrected to reflect the exact amount and not an estimate.

Council member Lyons stated that she would like to hear more information from the city attorney to explain the change over. She further questioned how they can assure bonds that will only be used for skilled nursing. Ms. Lenz said there will be a Budget & Appropriations Committee meeting that will include the Bond Council next week to address the bond questions and financing.

Co-chair Lyons stated that it's her district that is represented. She said she wouldn't vote on the item until all her questions were answered. She noted that she would submit all her questions for responses.

Ms. Lenz clarified that any finance questions should be addressed by the Budget & Appropriations Committee.

Co-chair Brantley stated that the resolution would be amended to reflect the correct amount of \$72 million.

Council member Stafstrom stated that his law firm is acting as Bond Council for this item. He clarified that although he isn't personally involved; he would abstain from the vote.

**** CO-CHAIR BRANTLEY MOVED TO AMEND PARAGRAPH-5 (AS READ) TO CORRECT THE AMOUNT OF \$58 MILLION TO READ \$72 MILLION**

**** CO-CHAIR MARTINEZ SECONDED**

**** MOTION PASSED WITH FOUR VOTES IN FAVOR; ONE VOTE IN OPPOSITION (COUNCIL MEMBER LYONS) and ONE ABSTENTION (COUNCIL MEMBER STAFSTROM)**

Council member dePara asked about the PILOT payment schedule and why they agreed on the Medicare component. Mr. Coleman explained that it will tie the escalator to the rental income.

Council member dePara questioned what will happen if the increase is only 25%. Ms. Lenz said then they will only receive the base PILOT payment.

Ms. Lenz explained that the bonding they were looking for consisted of raising contributions that is more than what they anticipated; so that's why there is a discrepancy as to what they will actually need to raise. It was further stated that the city wanted to ensure that there was a significant investment in the total project that is estimated at \$90 million. However, the total project had to be at least \$80 million for it to go forward.

Council member Brannelly stated that a PILOT is payment in lieu of taxes. She clarified that it's not a PILOT, it's actually a payment agreement. Ms. Lenz said the wording will be modified to read **payment** not PILOT.

Council member Lyons asked what will happen after fifty years. Mr. Coleman said it would then revert back to tax exempt status.

Council member Lyons asked what would happen if the property is sold. Ms. Lenz said the agreement will be null and void and it will go back on the tax roll, because the agreement only pertains to the Jewish Home Project.

**** COUNCIL MEMBER BRANTLEY MOVED TO APPROVE**
**** COUNCIL MEMBER BANTA SECONDED**
**** MOTION PASSED WITH FOUR VOTES IN FAVOR; ONE VOTE IN**
OPPOSITION (COUNCIL MEMBER LYONS) and ONE ABSTENTION
(COUNCIL MEMBER STAFSTROM)

77-12 Rescinding of City Council Resolution #26-05 Authorizing to sell five (5) City-owned Parcels to the Junior League of Eastern Fairfield County for the purpose of constructing a Day Care Facility on City Block #406 in the South End.

Mr. Nidoh stated that that this item was discussed, but not voted on – *he distributed a memo that outlined the information and a copy of the resolution*. He recalled that the item dated back to 2005 to acquire 5-parcels on City Block #406. He explained that

JLEFC was unable to raise the necessary funding to construct and operate the proposed day care facility for which the parcels were dedicated. He referenced the new resolution of the city council rescinding the JLEFC's right under Resolution #26-05 to acquire these city owned parcels. He further updated that it's the site of the Kaboom Playground where there is also an urban garden.

He mentioned that the item was on last month's agenda by mistake, which made the vote invalid.

**** COUNCIL MEMBER STAFSTROM MOVED TO APPROVE**
**** COUNCIL MEMBER BRANTLEY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

81-12 Proposed Resolution adopting the South Avenue Project Development Plan and authorizing the Bridgeport Port Authority to acquire, including by eminent domain, certain real properties within the plan area.

**** COUNCIL MEMBER STAFSTROM MOVED TO TABLE**
**** COUNCIL MEMBER BRANTLEY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

82-12 Proposed Resolution Accepting the Donation of 316 Central Avenue.

**** COUNCIL MEMBER STAFSTROM MOVED TO TABLE**
**** COUNCIL MEMBER BRANTLEY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

83-12 Proposed Resolution Authorizing the acquisition of 1216 Stratford Avenue.

Mr. Coleman stated that he and Mr. Perez would present this item and item 84-12 – *he displayed a map showing the east end in proximity to Stratford Avenue, Central Avenue and the Ralphola Taylor Center.* He stated this area was named the civic block because the library is still there. He explained that they have been trying to acquire the block to reposition it as a mixed use block with a new library, housing and neighborhood retail with a market and/or pharmacy.

Co-chair Brantley asked if the building where the library is located was included in the plan. Mr. Coleman said yes, it's located at 1216 Stratford Avenue. He explained that they are repositioning the block because it's very run down.

Mr. Coleman said they were also looking to accept a donation for a piece of the land that was formerly the Board of Education. And for the Charles Smith Foundation property, the Board of Education may acquire it to tie in with the Dunbar School improvements to accommodate an after school program or other use. Mr. Coleman said the matter will go before the full city council for a vote.

Co-chair Brantley asked who would help find new housing for MBA. Mr. Coleman said Reggie Walker has stepped in to continue negotiations. He clarified that they were talking about NSP properties only, not city money. He noted that the appraisal came in at \$730k and they offered \$670k. He clarified that they are just looking to acquire the building and then take it down for repositioning.

Mr. Coleman stated that as far as the residents are concerned, they can't buy a building that's occupied. He said there are nine(9) apartments upstairs that are rented month to month and MBA is responsible for vacating the building.

Mr. Coleman stated that the money has to be spent by fall 2013, because it's stimulus money. However, MBA has to say that the building has been vacated for thirty-days. He clarified what MBA plans to do with respect to the tenants is not dictated by the city.

**** COUNCIL MEMBER LYONS MOVED TO AMEND THE LAST PARAGRAPH
TO DELETE THE WORDING DONATION AND REPLACE IT TO READ
ACQUISITION
** COUNCIL MEMBER BRANTLEY SECONDED
** MOTION PASSED UNANIMOUSLY**

Council member Lyons asked if the city will take title(ownership). Mr. Coleman said yes. He stated that an RFP will go out once they determine the use(s) for the property; which could be for grocery/market; retail and housing.

Council member Stafstrom asked if they looked at what the best use would be based on an analysis that will potentially increase the value of the property. Mr. Coleman said they took a qualitative and quantitative approach. He pointed out the parcels on the map that are blighted, vacant and occupied and which parcels are actively on the tax roll. He clarified that the parcels aren't much of a tax generator in the broad analysis as they currently are.

Council member Lyons questioned once the property is acquired and goes through the RFP process, if there are environmental issues; will it be included in the PILOT.

Mr. Coleman said he wasn't sure. He said land price, taxes and capital are normally the three factors that are considered.

Council member dePara questioned why there were two "*Where As*" paragraphs outlined in the resolution that were related to environmental issues. Mr. Coleman stated that it's basically standard language and not meant to suggest that there are environmental issues on the property.

Mr. Coleman stated that when they reposition the block, one variable is to say that they acquired the bulk of the block. However, he said they need someone to purchase the other pieces privately.

Council member Banta left the meeting at 7:15 pm.

There was further discussion regarding taking down the properties and where the funds would come. Mr. Coleman commented that there are funds in the general fund for the purpose.

Council member dePara asked about talk of school campus development for the Board of Education. Mr. Coleman said that project is still a viable vision. He recalled that they spoke to the Superintendent of Schools about acquiring the Charles Smith Foundation property.

Council member dePara asked if a possible scenario is that the parcel could be turned into a school campus. Mr. Coleman said yes. However, he emphasized that the consensus is that they would like to see a public library on the property. He explained that the anchor structures would consist of retail and housing. He further emphasized that the purpose is to generate taxable revenue properties for the city.

Mr. Coleman stated the funds are strictly NSP money to answer to Council member dePara's question of where the gap in the amounts came from.

Council member Lyons asked if the city will be responsible for any environmental liabilities. Mr. Coleman said yes, although they don't anticipate any environmental issues on the site since it was always used for retail.

Council member Lyons questioned if a school campus was specified on the NRZ plan. Mr. Coleman said no, but it could be adjusted as a project in the future.

**** CO-CHAIR BRANTELY MOVED TO APPROVE
** COUNCIL MEMBER STAFSTROM SECONDED
** MOTION PASSED UNANIMOUSLY**

84-12 Proposed Resolution Accepting the Donation of 1196 Stratford Avenue.

Mr. Coleman explained that this item pertained to a Board of Education vacant parcel. He said there were environmental issues related to the property, because it used to have a dry cleaner on the property. He explained that he was told that this type of parcel is described as an “establishment” and that someone has to be responsible for any environmental clean up and that party to date has been the Board of Education. The city hired an environmental firm AECOM to assess the environment work.

Council member dePara asked how AECOM was selected. Mr. Coleman said they went through the RFP process. There were three (3) candidates and they selected AECOM based on their development focus and they thought they would be a good choice. He said AECOM assessed the environmental work that has been done to date and what needs to be done. And they estimated that the work could cost up to \$346,000 as *outlined in the last paragraph on page 5 of the memorandum.*

Mr. Coleman reviewed page-4 outlining the Groundwater monitoring to address Council member dePara’s question regarding remediation measures that will be taken in addition to what the Board of Education has already conducted.

Co-chair Brantley asked if AECOM would continue the environmental clean up for two years. Mr. Coleman said the clean up doesn’t necessarily have to be done by AECOM, but the property will need to be monitored and managed to meet the regulations. He said the property should be secured for any ongoing remediation that will take place.

**** COUNCIL MEMBER STAFSTROM MOVED TO ENTER EXHIBIT-A AECOM
REPORT ITEM 84-12 6-18-13 INTO THE RECORD
** COUNCIL MEMBER BRANTLEY SECONDED
** MOTION PASSED UNANIMOUSLY**

Council member Stafstrom commented that if they are able to get some of these parcels back to functioning, comfortable pieces of land, then it’s better for the city from a revenue perspective.

**** CO-CHAIR BRANTLEY MOVED TO APPROVE**

**** COUNCIL MEMBER STAFSTROM SECONDED**
**** MOTION PASSED UNANIMOUSLY**

85-12 Resolution concerning Disposition of City-owned properties to Housing Authority and ordering a Public Hearing relative to the same.

Mr. Perez stated this item involved a land swap with the Housing Authority. The property swap concerns 133-145 Wayne Street for approximately (13) public housing units, noting a majority of the parcels are located in the south end of Bridgeport – as *outlined in the document submitted to the city clerk.*

Council member Lyons questioned why she wasn't told about the parcels swap that is located in her district. Council President McCarthy clarified that the property swap was located in his district. He stated that he was in full support of the swap proposal.

Council President McCarthy addressed the history of the property that was a burned down shell where they initially jammed in too many units. He said they were built poorly, there is no parking and it has been an empty shell for six to seven years. He relayed that the funds were raised to take it down during Mayor Fabrizi's administration and he said there was no park in the neighborhood. He stated that he has nothing against public housing, but the project never worked for the 13-units. He expressed that he would love to create a park for children.

**** COUNCIL MEMBER STAFSTROM MOVED TO INTRODUCE HIS HAND-WRITTEN NOTES/CORRECTIONS AND BILL COLEMAN'S NOTES ON THE RESOLUTION ENTERED AS EXHIBIT-2-6-18-13 ITEM 85-12 – AS SUBMITTED TO THE CITY CLERK'S OFFICE**

**** COUNCIL MEMBER BRANTLEY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

****It was stated that there were no substantive revisions made to the resolution.***

**** COUNCIL MEMBER STAFSTROM MOVED TO AMEND BY SUBSTITUTION ITEM 85-12 WITH EXHIBIT-2-6-18-13**

**** COUNCIL MEMBER BRANTLEY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER STAFSTROM MOVED TO APPROVE ITEM 85-12 AS AMENDED**

**** COUNCIL MEMBER BRANTLEY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

**** COUNCIL MEMBER STAFSTROM MOVED TO SCHEDULE A PUBLIC HEARING FOR ITEM 85-12**
**** COUNCIL MEMBER BRANTLEY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

Approval of Committee Minutes of May 21, 2013.

**** COUNCIL MEMBER STAFSTROM MOVED TO ACCEPT THE MINUTES**
**** COUNCIL MEMBER BRANTLEY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

ADJOURNED

**** COUNCIL MEMBER STAFSTROM MOVED TO ADJOURN**
**** COUNCIL MEMBER LYONS SECONDED**
**** MOTION PASSED UNANIMOUSLY**

The meeting was recessed at 8:10 pm.

Respectfully submitted,

Diane Graham
Telesco Secretarial Services